

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

7A Moor Street, Sandringham Vic 3191

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,800,000 & \$1,950,000

### Median sale price

Median price \$2,005,500 Property Type House Suburb Sandringham

Period - From 01/01/2023 to 31/03/2023 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

~~A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	39a Grange Rd SANDRINGHAM 3191	\$1,950,000	29/04/2023
2	117 Ludstone St HAMPTON 3188	\$1,870,000	25/02/2023
3			

OR

~~B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

27/06/2023 17:02

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3   2   3

**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 556 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,800,000 - \$1,950,000  
**Median House Price**  
March quarter 2023: \$2,005,500

## Comparable Properties



**39a Grange Rd SANDRINGHAM 3191 (REI)**   Agent Comments

3   2   2

**Price:** \$1,950,000  
**Method:** Auction Sale  
**Date:** 29/04/2023  
**Property Type:** House (Res)  
**Land Size:** 346 sqm approx

**117 Ludstone St HAMPTON 3188 (REI/VG)**   Agent Comments

3   2   2

**Price:** \$1,870,000  
**Method:** Auction Sale  
**Date:** 25/02/2023  
**Property Type:** House (Res)  
**Land Size:** 283 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

**Account - Belle Property Sandringham** | P: 03 9521 9800 | F: 03 9521 9840